



PLEASANT DRIVE
URMSTON

£800,000

-  4 BEDROOMS
-  4 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



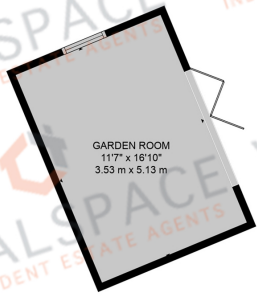
Pleasant Drive, Urmston, M41 8RU

****VIDEO TOUR** - **UNIQUE DETACHED FAMILY HOME**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this individually designed and spacious 2640 SQFT FOUR BEDROOM/ FOUR BATHROOM detached executive family home nestled at the head quiet cul-de-sac just off Davyhulme Road. This property is designed to the highest specification and complimented further by a stunning open plan kitchen/breakfast room and an impressive master bedroom suite with dressing area and en-suite bathroom. Built in 2017, one of eight recently built properties this exclusive property is finished to an exceptionally high standard, with high quality brand fixtures and fittings, underfloor heating throughout the property, 'Neff' kitchen appliances, CAT 5 access points, CCTV. In further detail the accommodation comprises; large welcoming reception hallway, a generously sized living room with bi-folding doors, a second reception room ideal for use as a family room/bedroom four, a downstairs shower room, a breathtaking open plan dining/kitchen/living with Silestone Quartz worktops, Quooker tap, wine fridge and bi-folding doors leading out into the rear garden and access into an integral garage. A staircase rises to the first floor landing which provides access into three bedrooms all having en-suite shower rooms with 'Villeroy and Bosch' sanitary ware and recently fitted wardrobes.

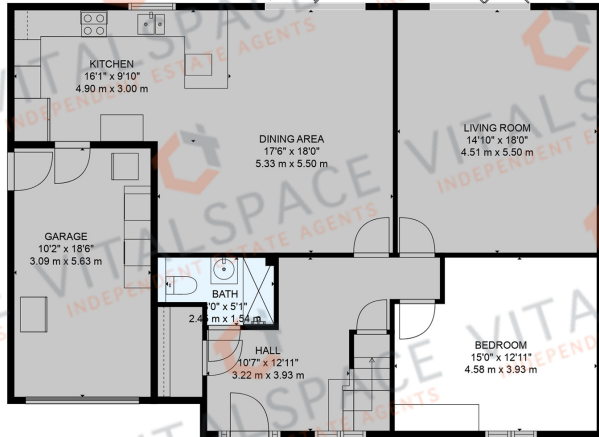
Externally there is a large separate lodge ideal for a games room/home office with full electrics, heating and bi-folding doors leading out to composite decking. This property is positioned on a large plot with recently landscaped gardens to the front, sides and rear. The rear having a large Porcelain tiled patio ideal for summer outside family dining. Approached via a large driveway suitable for at least five cars, 7kw Pod point EV charger, integral garage with an Electric up and over door. The location is much sought after offering you great transport links and within the catchment area for several popular schools. This property is offered for sale with the remainder of a 10 year insurance backed structural warranty from LABC Warranty. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



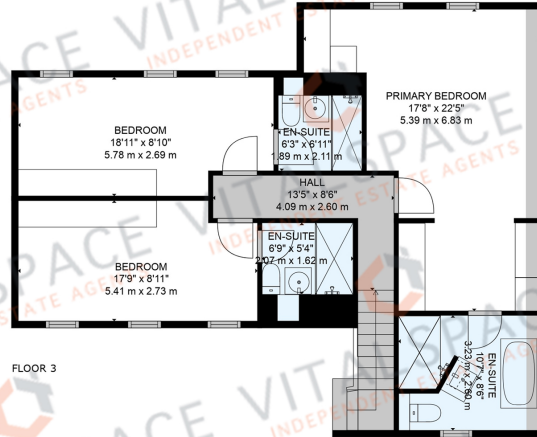




FLOOR 1



FLOOR 2



FLOOR 3

Features

- Four bedrooms
- Detached Family Home
- Built in 2017
- 2640 Sqft (245m2)
- High Specification Throughout
- Stunning Open Plan Kitchen
- Master bedroom suite
- Large secluded garden plot
- Garage and driveway
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since built in 2017

When was the roof last replaced? When built

How old is the boiler and when was it last inspected? Gas central heating

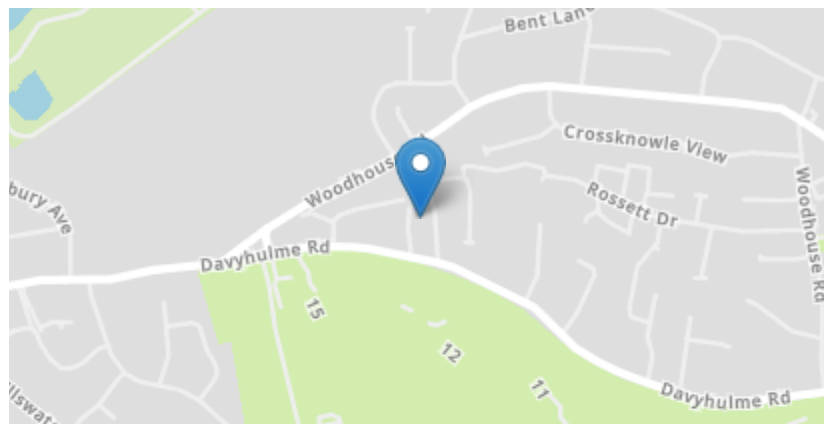
When was the property last rewired? When built 2017

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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